

SEASON OF 1892.

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PANHANDLE

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PROSPECTUS.

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INVEST IN THE PANHANDLE AND WESTERN TEXAS.

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COMPLIMENTS OF  
W. P. McCrory.  
WICHITA FALLS, TEXAS.

SEASON OF 1895.



# REMEMBER!

Others are after these lands and the supply will not last always, so it will be to your advantage to act promptly and decisively.

"He who falters is lost."

"Make hay while the sun shines," for the rain may come and the other fellow have your umbrella.

COMPLIMENTS OF  
W. P. MCCORMY.  
WICHITA FALLS, TEXAS.



WICHITA FALLS, TEXAS, January, 1892.

DEAR SIR:

Your name has been given me as a capitalist who might be induced to take some interest and place some money in a scheme which showed on its face to be a safe investment, and a speculation which will probably bring in several hundred per cent. on the amount actually invested. It is a hard matter to give a clear and succinct statement in a small space, but if you will bear with me I will do the best I can and trust that it will be clear enough to cause an awakening of interest in the matter.

The State of Texas has given to each of her counties four leagues (17712 acres) of land out of her unappropriated domain to be used for school purposes. Many of these lands, in fact all that can now be purchased at reasonable figures, are situated in the

PANHANDLE AND THE NORTHWESTERN PORTION OF THE STATE and have been but lately placed on the market. These tracts—they can only be bought as a whole—can be purchased at prices ranging from \$1.25 to \$2.25 per acre, and on terms differing on the individual tracts as

follows, to-wit: from 6 per cent. to \$1.00 per acre cash and the balance by a note due in twenty or thirty years, bearing 5 per cent. or 6 per cent. interest. With some of the counties arrangement can be made to take up the notes at any time—or, instead of one note, giving four notes, one on each league, so that one league can be released at a time. These lands are nearly all fine agricultural lands (I shall not deal with any other class unless the same is so specified and reduction of price be made, which fact I shall inform my clients); from 75 to 90 per cent. can be placed in cultivation. These lands are the same class and in the same approximate locality as others which have raised from fifteen to thirty bushels of wheat to the acre; and common sense teaches us that they will always be worth at least \$2.50 per acre for agricultural or even grazing purposes.

#### GOVERNMENT LANDS

which can be homesteaded are now becoming very scarce and thus cheap lands will necessarily soon come in great demand by the ever itinerant American people. And still further, the Capitol Syndicate, of Chicago, owns about 3,000,000 acres of land in the same locality, stretching over a



length of over 200 miles north and south on N. W. border of the State. These lands will soon have railroad facilities, as Senator Farwell, of Chicago, a large stockholder in the Syndicate, recently said in his speech at Velasco, that the Syndicate would soon begin the construction of a railroad through their lands. A casual glance at the map of that country will convince you that it will soon be alined with railroads from the Fort Worth and Denver railroad towards El Paso and the Gulf. This is not a matter of twenty or thirty years development but will soon be consummated. Therefore it is that I say, the investment of money in these lands will be not only safe, but most likely will bring in a fine profit. And still further, these lands situated on the Great

LLANO ESTACADO, OR STAKED PLAIN.

are very accessible to water, for fine wells furnishing excellent water in quantities sufficient to run wind mills have already been found all over that country—and ARTESIAN WELLS, with flowing streams of water can now be found in many localities at a depth of 200 to 2000 feet—mostly shallow however. This eradicates the old idea that the Plains are desti-

tute of water privileges and makes it an assured fact that there is plenty even for irrigation if needs be. With all these facts staring us in the face we cannot help but arrive at the conclusion that \$2.50 per acre is ludicrously cheap for the lands. Believing this to be true, I have entered into negotiations with many counties with regard to controlling and placing their School Lands and so far have met with very flattering success, having several fine bodies for sale.

In all trades which I make I shall watch closely the interest of my clients and act as though I were working for myself alone. And no money shall be accepted by me until a deed to the certain tracts to them are properly executed and delivered; I shall also examine the title closely and either inspect the lands personally or by an agent in whose judgment I can place confidence.

Trusting that you will investigate this matter and take such interest that you may write me as to the individual tracts,

I am Yours Truly,

W. P. McCRORY

Wichita Falls, Texas.

Vault  
Pamphlet  
HD243

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1892

POINTERS.

*The Future Granary of the United States!*

*It is worth investigating!*

*ACT QUICKLY and get in on the ground floor!*

*A few hundred in Lands means a fortune for your Children!*

*The safest speculation extant!*